

## Attachment C: Recommended Amendments to RZC 21.76.070.C, Administrative Design Flexibility

### **21.76.070 LAND USE ACTIONS AND DECISION CRITERIA**

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#### **C. Administrative Design Flexibility.**

1. Purpose. The purpose of this section is to promote creativity in site design, allow flexibility in the application of standards in certain zones, and to achieve the creation of sites and uses that may benefit the public by the application of flexible standards not otherwise possible under conventional development regulations.
2. Scope. Administrative design flexibility shall only be considered for adjusting standards in the categories listed below for each type of land use. Requests for adjustment to standards not listed shall be processed as a variance as set forth in RZC 21.76.070.BB, *Variances*.
3. Process Type. Requests for administrative design flexibility shall be processed and decided as part of the decision on the underlying permit.
4. Decision Criteria.
  - a. Criteria for Projects Other Than in Downtown, ~~or Overlake~~, or Marymoor Design District zones ~~Districts~~.
  - i. Criteria for Non-Single-Family Projects.
    - A. Superiority in achieving the Comprehensive Plan neighborhood goals and policies, and superior design in terms of architecture, building materials, site design, landscaping, and open space. Projects shall seek to create greater amounts of privacy, maintenance of views, preservation of trees, preservation of historic resources, vegetation and habitat, and provide for adequate security.
    - B. The applicant must prove that the project meets the criteria outlined above, based on:
      1. Measurable improvements, such as an increase in the number of trees saved, increased amount of open space, or increased landscaping area;
      2. Objective improvements, such as increased solar access or increased privacy; and
      3. Conceptual architectural sketches, showing two sketches (with and without administrative design flexibility), indicating the improvement gained by application of the administrative design flexibility.
    - C. Criteria for Additions or Modifications to Existing Single Family Structures.

- ii. The modification will not have a significant adverse impact on adjoining property owners;
  - b. The modification shall not be unduly injurious to property owners in the vicinity or their enjoyment of their property;
  - c. The request is due to special physical circumstances relating to the size, shape, topography, location, or surroundings of the subject property;
  - d. The project otherwise complies with the requirements of the RZC.
5. Residential Flexible Standards. Administrative design flexibility in residential zones is limited to the following development standards:
- a. Setbacks. Front, side, and rear setbacks may be reduced up to 20 percent in all residential zones, provided that setbacks from Lake Sammamish shall not be eligible for design flexibility. A minimum of 18 feet of driveway shall be provided between the garage, carport, or other fenced parking area and the street property line except when alleys are used for vehicular access.
  - b. Impervious Surface. In the R-8 through R-20 zones, the impervious surface area can be increased an additional five percent.
6. Commercial Flexible Standards. Administrative design flexibility is limited to the Neighborhood Commercial zones (NC-1 and NC-2) and General Commercial (GC) zoning districts. Administrative design flexibility is further limited to the following standards:
- a. Lot coverage/impervious surface may be increased an additional five percent.
  - b. Minimum building setbacks may be reduced up to 20 percent.
7. Business and Manufacturing Park Flexible Standards. Administrative design flexibility is limited to the Business Park (BP), Manufacturing (MP) and Industrial (I) zones. Administrative design flexibility is further limited to the following standards:
- a. Lot coverage/impervious surface may be increased an additional five percent.
  - b. Minimum building setbacks may be reduced up to 20 percent.
8. Decision Criteria for Downtown, ~~and Overlake~~, and the Marymoor Design District.
- a. Deviation from standards listed in subsection C.8.b below may be allowed if an applicant demonstrates that the deviations would result in a development that:
    - i. Better meets the intent of the goals and policies for the zone in which the site is located;
    - ii. Is superior in design in terms of architecture, building materials, site design, landscaping, and open space; and
    - iii. Provides benefit in terms of desired use and activity.

- b. Standards that may be modified by application of administrative design flexibility ~~in~~ ~~Downtown and Overlake~~ are as follows:
  - i. Parking Lot Location. Requirements for the location of on-site parking may be modified within the development (except for parking within residential yard areas) to provide for greater joint-use and quasi-public parking opportunities and uses which are highly desirable in the subject design area.
  - ii. For Downtown, mid-block pedestrian walkways and vehicular lanes, per RZC 21.10.150, *Pedestrian System*, may be modified to allow variations in locations and minimum widths for these items to provide superiority in site design and function which benefits both the property owner and public.
  - iii. Street standards for attached dwelling unit subdivision developments.
  - iv. Other Site Requirements and Standards. All other site requirements and standards except density, number of stories, and FAR may be modified within the development to provide superiority in site design; i.e., greater amounts of privacy, maintenance of views, greater environmental benefit, distinctive and high quality of design, improved pedestrian access, preservation of vegetation, provision of usable open space, and adequate light, air, and security.